

## 2 Bedroom Apartment for Sale in Limassol - Katholiki

Two-bedroom apartment 204, with a living area of 86 m<sup>2</sup>, is located on the second floor of a six-storey building X

Welcome to the landmark residential development set in the very heart of Limassol's historic center—just steps from Anexartisias Fashion Street and moments from the Old Port and Limassol Marina and just 600 meters distance to the seafront. This project redefines city living and presents what is arguably the most attractive real estate investment opportunity in central Limassol today.

Comprising 70 contemporary studio, 1-, and 2-bedroom apartments, each unit has been intelligently designed to cater to the demands of today's urban lifestyle, offering functiona...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>104</b>			
Covered Veranda	<b>18</b>	Pool	<b>Common, Yes</b>	Reference Number
Floor Number	<b>2</b>	Parking	<b>Covered, Yes</b>	Property type
Total Number of Floors	<b>6</b>			Bathrooms

Amenities	Location	Region
• Parking	<b>Location:</b> Limassol - Katholiki Coordinates: <b>34.67965541253 / 33.042755118726</b>	<b>Limassol</b>

## Price: €497 000 + VAT

VAT for this property is **€24,850** or **€94,430**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€16 480.00</b> <b>€4 779.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€478 000 on Jul 17, 2025

€488 000 on Dec 27, 2025

€497 000 on Jan 20, 2026







